



**HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE  
HIGHLIGHTS  
Friday, March 22, 2024**

**ATTENDANCE**

Members: Yvonne Martinez-Beltran (Chair); Wes Speake (Vice Chair); Tiffany Allen; Scott Behrendt; Aaron Benjamin; Art Bishop; Harry Black; Evan Branning; Sonia Carter; Leslie Castellano; Jorgel Chavez; Walter Chung; Josh Cook; Tanya Doby; Marilyn Ezzy Ashcraft; George Harris; Britt Huff; Sergio Jimenez; Lisa Kaplan; Tamala Kelly; Carole Kendrick; Sergio Lopez; Meredith Matthews; Patricia Matthews; Stacey Mattina; Thaddeus McCormack; Albert Mendez; Jovita Mendoza; John Miki; Lisa Motoyama; Vong Mouanoutoua; Ian Oblesby; Beth Painter; Alice Patino; Ray Pearl; Debra Porada; Cindy Silva; Lisa Soghur; Greg Terry; Julie Testa; Maureen Toms; Rafael Trujillo; Anthony Valdez; Nathan Vosburg; Mark Waronek; David White

Cal Cities Partners: Larry Kosmont

Staff: Brady Guertin, Legislative Affairs Lobbyist  
Waleed Hojeij, Legislative Affairs Analyst  
Jason Rhine, Director of Legislative Affairs

**I. General Briefing**

In accordance with the customary practice of convening all policy committee members for a general briefing prior to the start of policy committee meetings, the Cal Cities advocacy team provided a [General Briefing Update](#), which includes the latest on legislative and budgetary matters affecting cities.

**II. Welcome and Introductions**

Chair Yvonne Martinez-Beltran and Vice-Chair Wes Speake welcomed committee members and thanked them for their participation.

**III. Housing Practices at the Local Level**

Isela Gracian, the Senior Deputy for Homelessness and Housing for Supervisor Holly Mitchell gave a presentation on housing practices in Los Angeles County. She highlighted the establishment of the Los Angeles County Affordable Housing Solutions Agency (LACAHS) in April 2022. This agency, with a 21-member board representing various stakeholders, was created to combat homelessness by preserving and producing affordable housing. Modeled after a Bay Area agency, LACAHS aims to secure approximately \$400 million annually through a citizens' ballot initiative for funding homelessness services and housing production. LACAHS's strategy revolves around the preservation, protection, and production of affordable housing, with a focus on providing technical assistance to cities to enhance local capacity for affordable housing development.

#### **IV. Public Comment**

No members of the public provided comments to the chair and committee members.

#### **V. Legislative Agenda**

Cal Cities staff presented two HCED bills - [AB 2085 \(Bauer-Kahan\)](#) and [AB 2632 \(Wilson\)](#).

AB 2085 sparked an in-depth discussion on local control over zoning and land use decisions. This measure would require cities to approve the construction of a community clinic in a ministerial, streamlined manner without discretion or environmental review. The committee was understanding of the goal of the measure and did not want to create barriers to access healthcare and reproductive services. However, there were concerns focused on maintaining local autonomy. There was also suspicion raised about the possibility of developers bypassing local agricultural land protection policies.

There was a motion made to support the measure with amendments that would clarify the types of clinics provided ministerial approval, allow cities to require proximity limitations near schools and other sensitive sites, and clarify that cities have 90 days to approve the project after the project application is deemed complete.

The discussion then transitioned over to AB 2632, which prohibits cities and counties from treating thrift stores differently in zoning ordinances and the permitting process compared to retail stores while allowing for certain aesthetic design standards. Several committee members voiced concerns about its potential impact on local control and decision-making. The major concerns highlighted included noise produced by large thrift operations, the possibility of increased illegal dumping and its effects in their communities, and concerns about the potential rise in crime and loitering in retail areas if the bill passes.

Following the discussion, a motion was made to oppose AB 2632. The motion passed.

#### **VI. Housing Element Audit**

Jason Rhine presented to the committee discussions regarding an audit of the housing element process with a focus on the challenges cities face in getting their housing elements certified by the Department of Housing and Community Development (HCD). Cities in California are working diligently to get a compliant housing element, with some cities expressing frustrations that the process has been ongoing for years due to the continuous back and forth with HCD and local governments. Delays in the certification process contribute to this struggle, with cities often receiving general letters from HCD indicating non-compliance but no clear direction on what is needed to satisfy the housing element requirements.

#### **VII. Legislative and Budget Update**

Due to limited time, Brady Guertin provided a brief update on the measures Cal Cities is actively tracking and advocating for in Sacramento. A list of the bills was

provided to the committee members and they were encouraged to reach out if they had any questions or comments.

**VIII. Adjourn**

Chair Martinez-Beltran adjourned at 2:00 pm.

**Next Virtual Meeting: Friday, June 21, 9:30 a.m.-12:30 p.m.**